



# BICYCLE PARKING REQUIREMENTS FOR PRIVATE PROPERTY

City of San Mateo Planning Division  
330 West 20<sup>th</sup> Avenue  
San Mateo, CA 94403

Community Development Department  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)  
[planning@cityofsanmateo.org](mailto:planning@cityofsanmateo.org)  
Updated: January 27, 2016

The following summary information regarding Bicycle Parking Requirements for private property are from the City of San Mateo Zoning Code Section 27.64.262. The entire Code can be found online at:

[http://qcode.us/codes/sanmateo/view.php?topic=27-27 64-1-27 64 262&frames=off](http://qcode.us/codes/sanmateo/view.php?topic=27-27%2064-1-27%2064%20262&frames=off)

This summary refers to bicycle parking on private property. For bicycle parking on public property (such as the sidewalk), please consult with the City Public Works Department at 650-522-7300.

## When is Bicycle Parking Required?

Both short- and long-term bicycle parking is required under the Zoning Code for new development projects, new uses in existing buildings, additions to existing buildings, and new living units added to existing buildings. See the Zoning Code for the specific criteria for requirements for when new parking is required.

## Required Plans

All planning application and building permit plans that require new bicycle parking must show the proposed location including dimensions of rack areas, aisles, and related improvements (curbs, locked enclosures, rooms, etc) and provide detailed specifications regarding the rack or locker manufacturer, type and finish.

## Definitions

**Short-term Bicycle Parking.** Short-term bicycle parking consists of bicycle racks located outside a building that are meant for convenient access for customers and visitors expected to park for a few hours.

**Long-term Bicycle Parking.** Long-term bicycle parking consists of individual bicycle lockers or racks contained in a locked room (such as a private room accessible from the sidewalk) that is meant for individuals expected to park for more than a few hours. These are typically located within multifamily residential buildings and commercial buildings. Long-term facilities offer greater security for those parking for longer periods such as the work day or overnight.

## Standards for Both Short and Long Term Bicycle Parking

The following requirements for bicycle parking on private property are contained in the City's Zoning Code.

- All bicycle facilities shall provide a minimum four (4) foot aisle to allow for unobstructed access to the designated bicycle parking area.
- Be at least two and one-half (2.5) feet in width by six (6) feet in length for each required parking space.
- Bicycle parking facilities shall be located in highly visible well-lighted areas. In order to maximize security, short-term bicycle parking facilities shall be located in areas highly visible from the street and from the interior of the building they serve (i.e., placed adjacent to windows).
- The location and design of required bicycle parking shall be of a quality, character and color that harmonize with adjoining land uses.
- If required bicycle parking is not visible from the street or main building entrance, a sign

---

must be posted at the main building entrance indicating the location of the bicycle parking.

**Short-term bicycle parking spaces must meet the following requirements:**

- Allow the locking of the bicycle frame and one (1) wheel with a U-type lock, support the bicycle in a stable horizontal position without damage to wheels, frame, or components, and provide two (2) points of contact with the bicycle’s frame. The City standard racks that accomplishes this are the inverted U rack or Welle Circular rack.
- Be located with at least 30 inches clearance in all directions from any obstruction, including but not limited to other racks, walls, and landscaping. Large retail uses, supermarkets, and grocery stores are encouraged to locate racks with a 3-foot clearance in all directions from any vertical obstruction, including but not limited to other racks, walls, and landscaping.
- Be along the project frontage and within 50 feet of the main entrance to the building, or up to 100 feet where existing conditions do not allow placement within 50 feet. The racks should be in a well-trafficked location visible from the entrance. The main building entrance excludes garage entrances, trash room entrances, and other building entrances that are not publicly accessible.

**Long-term bicycle parking spaces must meet the following requirements:**

- Permit the locking of the bicycle frame and one (1) wheel with a U-type lock and support the bicycle in a stable position without damage to wheels, frame, or components. Individual lockers are exempt from this requirement.
- Be covered and located on the same property as the associated use/building. A bicycle room meets these requirements.
- Include a variety of rack types to accommodate different bicycle sizes, styles, and users, as determined by the City’s Zoning Administrator.

- Required long-term bicycle parking cannot be located within a private residential garage unless it is not located in the required parking stall area.

**Acceptable Types of Bicycle Parking Facilities**

**Short-term bicycle parking racks:**

The City of San Mateo highly recommends the use of Bike Parking Welle Circular Rack, In ground, Stainless Steel Finish as shown below. This rack is appropriate to use on both private and public property, such as sidewalks.



*Welle Circular Stainless Steel Bike Racks at Michaels Store, 2925 S. El Camino Real, San Mateo*

## Long-term bicycle parking racks or lockers

Below is a list of acceptable types of long term bicycle racks (when located in a locked bicycle room within a building or parking garage) or individual lockers (when located outside).

### *Individual electronic locker units*

The City highly recommends the use “eLock” lockers as they are being used at Caltrain stations and other City facilities. Lockers are highly encouraged for all non-residential properties.



Source: <http://elocktech.com/>

## *Long-Term Bicycle Racks*

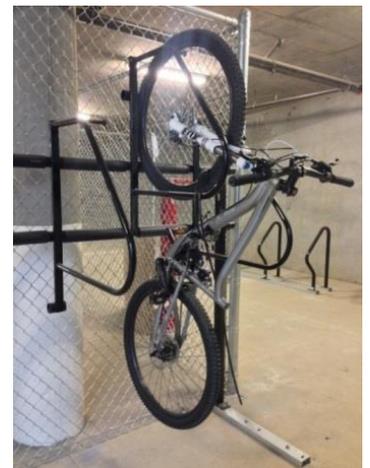
The City highly recommends the use of the following racks within a locked long term bicycle enclosure or ground-level room directly accessible from the project frontage, and encourages that a project include at least two types of racks.

- Two-tier bicycle lifts with lift assist, such as the Dero Double Decker with Assist. Given that not all types of bicycles can be accommodated on this rack type, it is recommended that about 50% of the total long-term bicycle racks be this type of rack.
- Vertical storage racks such as the Dero Ultra Space Saver

*Dero Double Decker with Assist at Nueva Upper Campus  
131 E. 28<sup>th</sup> Ave, San Mateo*



*Dero Ultra Space Saver  
at 888 Apartments,  
888 N. San Mateo Drive,  
San Mateo*



*The Gearup – Aluminum Floor-to-Ceiling  
Bicycle Storage*